



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

13th May 2025

Suzanne Clark
Gun Cottage.
BN18 0QA

Case Officer: Harry Chalk
Telephone: 01903 737577
Email: harry.chalk@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: WA/27/25/PL
Site Address: Stoney Brook Farm Eastergate lane Walberton BN18 0BA
Description of works: Change of use and associated works to annexe to form 1 No. self-build, self contained dwelling. This application is in CIL zone 3 and is CIL liable as a new dwelling.

Thank you for your internet representation made on 13th May 2025 which has been recorded as an objection with the comments as follows:

OWPC76451

Please register this as an objection to the above planning application.

Since 2019 there have been 7 planning applications on the land at Stoney Brook Farm. Of these 3 were refused, 1 approved, 1 no objection and two are undecided.

The whole of Stoney Brook Farm should be taken into account when determining any application as they all use the same access from Eastergate Lane and will all be connecting to the mains drainage in Eastergate Lane.

This application does not show the proposed plans for WA/108/24/PL.

Self build - how can this be when not only the main building but in addition 2 dwellings already exist on the area in the plans submitted?

WA/61/19/PL

Ground floor change from offices to dwelling with 1 bedroom - approved.
This is the same ground floor space as the current application

WA/87/20/CLE

Lawful development certificate for the existing use of first floor of southern end of building as a single dwelling house.
Refused permission for upper floor which was already in place and again the same first floor space as the current application.

The first floor was converted to a single dwelling in 2015 and the applicant, Mr Tom Reynolds, provided photographic evidence.

The ground floor was converted to a flat and was marketed and used as a holiday let.

This new application is therefore a change from 2 one bed dwellings to one 2 storey dwelling and not a "self build".

In April 2024 Arun DC Compliance enforcement officer stated

"From the information gathered, it has been determined that three areas of the barn are used as residential accommodation, with the last area remaining as storage."

And

"We have confirmed that one unit was advertised and let as a form of holiday accommodation."

The area close to the entrance is subject to flooding and West Sussex CC Operation Watershed have worked on providing alleviation works which they funded.

Thank you for taking my comments into consideration when determining this application which I trust you will refuse.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to <https://www1.arun.gov.uk/planning-application-finder>